



OFFICE OF THE MAYOR

CITY OF ST. PETERSBURG

RICK KRISEMAN, MAYOR

February 14, 2020

Mr. Trey Price, Executive Director  
Florida Housing Finance Corporation  
227 N. Bronough Street, Suite 5000  
Tallahassee, FL 32301

RE: Public Comment on RFA 2020-208, SAIL Financing for Workforce Housing

Dear Mr. Price:

Thank you for providing us with the chance to comment on RFA 2020-208, SAIL financing for Workforce Housing. We understand from listening to the recent workshop, that Florida Housing Finance Corporation ("FHFC") is proposing 85 as the minimum number of units allowed for participation in the RFA. Since St. Petersburg is located within the most densely populated County in the State with 925,0303 persons living within the 273.8 square mile area that defines Pinellas County, and is largely a "built out" community that must look to infill and redevelopment in order to produce new units, we would respectfully request that you consider lowering this minimum to 50 units. This is the same unit minimum which FHFC proposed for RFA 2020-103, and we feel that the lower number increases the opportunities for identifying potential infill/redevelopment sites. You also lowered the 9% credit applications to a minimum of 30 units in 2019, which we feel was a wise move since smaller developments are often more favorably viewed by residents living in adjacent neighborhoods.

We have also reviewed an analysis of previous developments awarded under the SAIL Workforce Housing RFAs issued since 2016 and it seems as if 14 of the last 17 proposals funded have been located in either Miami/Dade or Monroe Counties, with no proposals being located in Pinellas County. We understand Hurricane Irma hit the Keys in 2017, and most certainly applaud FHFC's important role in their recovery efforts, including budgeting over \$100 million in disaster funding in 2019 and another \$5 million CDBG-DR for Monroe County in 2020. However, we are hopeful that you will consider the land area plight of one of your largest counties as we strive to produce housing for our workforce and essential services personnel which often includes those who have relocated as a result of the hurricanes. The Shimberg Centers 2019 Rental Market Study indicates that 61% of the State's Low-Income Cost Burdened Renters live within the largest 7 counties and as one of the large 7, we need to provide additional units for those renters.

A study recently released by Apartment Guide looked at 100 cities across the U.S. and ranked St. Petersburg as the fourth highest city for rental rate increases. In 2019, the average cost for a one-bedroom apartment in St. Petersburg was \$1,545. Studio unit prices increased in price by 28.5% in 2019. Pinellas County is one of the most desirable employment centers in the State, but we face a serious shortage of affordable workforce housing. That being said, we would like to request that you consider placing Pinellas County as a set-aside goal for funding in the SAIL Workforce RFA.

We sincerely appreciate the work that FHFC does and we are very grateful for the quality developments that Corporation has helped to produce within the City of St. Petersburg. We hope that you will favorably consider our concerns.

Please feel free to contact me with any questions at 727-893-7876.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Gerdes", written over a white background.









Robert Gerdes,  
Neighborhood Affairs Administrator

cc: Joshua A. Johnson, Director, Housing & Community Development  
Stephanie Lampe, Sr. Housing & Community Development Coordinator

Enclosure: Florida Land Area County Rank  
SAIL Workforce RFAs analysis

## Florida Land Area County Rank

A total of 67 results found. [Show Results on Map.](#)

Rank	Land Area 	County / Population
1.	1,986.32 sq mi	<a href="#">Collier, FL</a> / 334,474
2.	1,969.76 sq mi	<a href="#">Palm Beach, FL</a> / 1,359,074 
3.	1,897.71 sq mi	<a href="#">Miami-Dade, FL</a> / 2,800,661 
4.	1,797.84 sq mi	<a href="#">Polk, FL</a> / 817,323
5.	1,554.54 sq mi	<a href="#">Marion, FL</a> / 334,771
6.	1,327.45 sq mi	<a href="#">Osceola, FL</a> / 289,449
7.	1,209.78 sq mi	<a href="#">Broward, FL</a> / 1,815,269 
8.	1,152.75 sq mi	<a href="#">Hendry, FL</a> / 39,360
9.	1,118.20 sq mi	<a href="#">Levy, FL</a> / 40,857
10.	1,101.03 sq mi	<a href="#">Volusia, FL</a> / 498,981
11.	1,043.30 sq mi	<a href="#">Taylor, FL</a> / 22,680
12.	1,037.62 sq mi	<a href="#">Walton, FL</a> / 57,821
13.	1,020.21 sq mi	<a href="#">Hillsborough, FL</a> / 1,279,668 
14.	1,016.61 sq mi	<a href="#">Highlands, FL</a> / 98,261
15.	1,015.66 sq mi	<a href="#">Brevard, FL</a> / 548,891
16.	1,011.60 sq mi	<a href="#">Santa Rosa, FL</a> / 158,240
17.	983.28 sq mi	<a href="#">Monroe, FL</a> / 75,268
18.	938.38 sq mi	<a href="#">Lalua, FL</a> / 305,010
19.	930.25 sq mi	<a href="#">Okaloosa, FL</a> / 188,984
20.	917.76 sq mi	<a href="#">Jackson, FL</a> / 49,105
21.	903.43 sq mi	<a href="#">Orange, FL</a> / 1,200,241 
22.	875.02 sq mi	<a href="#">Alachua, FL</a> / 251,759
23.	835.56 sq mi	<a href="#">Liberty, FL</a> / 8,302
24.	806.01 sq mi	<a href="#">Glades, FL</a> / 13,190
25.	797.57 sq mi	<a href="#">Columbia, FL</a> / 67,662
26.	784.51 sq mi	<a href="#">Lee, FL</a> / 647,554
27.	768.91 sq mi	<a href="#">Oklawaha, FL</a> / 39,368 
28.	762.19 sq mi	<a href="#">Duval, FL</a> / 880,750
29.	758.46 sq mi	<a href="#">Bay, FL</a> / 172,989
30.	746.69 sq mi	<a href="#">Pasco, FL</a> / 472,745
31.	742.93 sq mi	<a href="#">Manatee, FL</a> / 336,840
32.	727.62 sq mi	<a href="#">Putnam, FL</a> / 73,191
33.	705.05 sq mi	<a href="#">Dixie, FL</a> / 18,137
34.	695.96 sq mi	<a href="#">Madison, FL</a> / 18,901
35.	688.55 sq mi	<a href="#">Suwannee, FL</a> / 43,404
36.	680.28 sq mi	<a href="#">Charlotte, FL</a> / 163,151
37.	666.66 sq mi	<a href="#">Leon, FL</a> / 280,682
38.	656.46 sq mi	<a href="#">Escambia, FL</a> / 304,099
39.	648.64 sq mi	<a href="#">Nassau, FL</a> / 74,913
40.	637.78 sq mi	<a href="#">Hardee, FL</a> / 27,549
41.	637.06 sq mi	<a href="#">De Soto, FL</a> / 34,785
42.	606.42 sq mi	<a href="#">Wakulla, FL</a> / 31,015
43.	604.36 sq mi	<a href="#">Clay, FL</a> / 194,868
44.	600.65 sq mi	<a href="#">Saint Johns, FL</a> / 293,402
45.	598.09 sq mi	<a href="#">Jefferson, FL</a> / 14,335
46.	585.23 sq mi	<a href="#">Baker, FL</a> / 27,067
47.	582.60 sq mi	<a href="#">Washington, FL</a> / 24,660
48.	581.79 sq mi	<a href="#">Citrus, FL</a> / 136,771
49.	571.53 sq mi	<a href="#">Saint Lucie, FL</a> / 283,988
50.	567.33 sq mi	<a href="#">Calhoun, FL</a> / 14,857
51.	564.01 sq mi	<a href="#">Gulf, FL</a> / 15,781
52.	555.87 sq mi	<a href="#">Sanosola, FL</a> / 386,944
53.	546.93 sq mi	<a href="#">Sumter, FL</a> / 103,708
54.	543.46 sq mi	<a href="#">Martin, FL</a> / 149,658
55.	543.41 sq mi	<a href="#">Lafayette, FL</a> / 8,821
56.	534.72 sq mi	<a href="#">Franklin, FL</a> / 11,836
57.	516.33 sq mi	<a href="#">Gadsden, FL</a> / 46,865
58.	513.79 sq mi	<a href="#">Hamilton, FL</a> / 14,466
59.	502.87 sq mi	<a href="#">Indian River, FL</a> / 140,918
60.	485.46 sq mi	<a href="#">Flagler, FL</a> / 98,843
61.	478.78 sq mi	<a href="#">Holmes, FL</a> / 19,741
62.	472.54 sq mi	<a href="#">Hernando, FL</a> / 173,792
63.	349.68 sq mi	<a href="#">Glitchrist, FL</a> / 16,948
64.	309.22 sq mi	<a href="#">Seminole, FL</a> / 432,135
65.	293.96 sq mi	<a href="#">Bradford, FL</a> / 27,552
66.	273.80 sq mi	<a href="#">Pinellas, FL</a> / 925,000 
67.	243.66 sq mi	<a href="#">Union, FL</a> / 15,258

**FHFC Goals & # Funded per Geography**

	Monroe County		Miami-Dade County		Other Area(s)	
	Goal	Funded	Goal	Funded	Goal	Funded
2016-112	1	1	2	2	0	0
2017-107	1	1	2	2	2	2
2018-114	0	0	2	3	2	1
2018-115	Until \$ Gone	2	0	0	0	0
2019-110	Until \$ Gone	3	0	0	0	0
2020-208	TBD		TBD		TBD	
<b>Total Funded:</b>		<b>7</b>		<b>7</b>		<b>3</b>